

City of Ryde Submission

MEEP - Schools Project Modification (SSD-9343-Mod 5)

Seeking to amend conditions E1, E2 and E3 to clearly define school, community and external use of the school premises

Submission Date: 23 May 2023

Summary

Thank you for inviting Council to provide comments regarding proposed modification of the schools Project approved SSD-9343. This submission is being made in response to SSD-9343-Mod-5 lodged with the Department of Planning and Environment (DPE).

Summary of proposed modifications under MOD 5:

This Section 4.55(1A) application seeks to modify SSD9343 as follows:

- Introduce two new definitions relating to potential users of the school facilities to clarify between external parties and school use.
- Amend conditions E1, E2 and E3 to add clarity relating to after-hours use of use of school facilities by external parties.
- Allow use of the areas other than just the communal hall and gym for out of hours events.
- The use of the school facilities by external parties are proposed during weekday afternoons and evenings and on weekends.

Council officers have undertaken a review of the proposal. The following comments are provided:

1. Additional Noise Impact

Council's Environmental Health Department has reviewed the acoustic/ noise impact report prepared by Acoustic Logic Revision 1 dated 20 December 2022 and have no objection to the findings. However, it is suggested that the new recommendations in the report should be incorporated in the revised Condition E3 as shown in red text below:

E3.

Operational Restrictions

E3. The following restrictions apply to the use of the school facilities by external parties ~~(i.e. for communal use of the school)~~:

~~(a) community use of school facilities is limited to the communal hall and the gymnasium. No use of outdoor courts/fields for community or competitive sports;~~

~~(b) if the operation of the communal hall for community use~~ **school facilities** ~~includes the use of amplified music, singing or powered tools all windows shall be kept closed; and~~

~~(c) the operation of the communal hall and gymnasium for communal use~~ **school facilities** ~~is restricted to 10pm.~~

(d) No external music is to be played in any external areas. When movie nights are proposed, these should be held with patrons wearing headsets.

(e) Use of PA Systems is to be the minimum required for crowd control and safety.

(f) Primary and High School uncovered areas on Level 2 are not to be used by external parties.

(g) The after-hours use plan of management must be provided to contractors and organisers of night events to ensure that noise limits are enforced, and noise minimised.

2. Traffic and Parking Issues

Parking Demand will Increase

Currently, the approved condition of consent limits the use of the facilities to communal hall and gym for out of hours events. Given that the proposed modification will allow the use of other areas than just the communal hall and gym, it is expected that parking demand associated with the School Precinct will increase after business hours and on weekends. The modification report shows indicative proposed out of

hours events with expected number of persons (see table below).

Figure 1 Proposed Out of Hours Events (Indicative)

Event / Activity	Proposed Area	Expected Maximum Number of People	Frequency of Event	Time of Event
Meadowbank Public School				
Community Groups (tutoring, coding, art classes, etc.)	Classrooms (internal)	Up to 30 per classroom (maximum 150 total)	Once per week	Weekday afternoons and evenings
	Library (internal)	Up to 70	Once per week	Weekends and Holiday Periods
Sports Training	Outdoor spaces	Up to 50	Once per week	Weekday afternoons and evening
Yoga, Taekwondo etc.	Outdoor covered spaces	Up to 30 per space	Once per week	Weekday afternoons and evening
School-run Movie Night and Night Markets	Outdoor Spaces	Up to 300	Once per term	Weekday or Weekend evenings
Marsden High School				
Community Groups (tutoring, religious, cultural and social groups)	Classrooms (internal)	Up to 30 per classroom (maximum 600 total)	Up to 3 times per week	Weekday afternoons and evenings
	Seminar Rooms (internal)	Up to 8 per room (maximum 96 total)		
	Library (internal)	Up to 75		
	Visual arts studio (internal)	Up to 20 per studio		
Dance, Personal trainers, Martial arts, groups	Dance and Fitness Studios	Up to 20 per studio	Once per week	Weekends
Music classes, drumming groups, bands and ensembles	Music Studio	Up to 20 per studio		
Cooking groups	Commercial Kitchen	Up to 20 per kitchen		
	Domestic Kitchen			
Sports Training	Fenced basketball court	Up to 50	Once per week	Weekends
Sports (competitive or recreational)	Outdoor oval	Up to 100		
	Outdoor Fenced multipurpose courts	Up to 100		
	Outdoor undercover basketball court	Up to 40		

The Traffic and Parking Assessment (TPA) report, then, used the above table and with the assumptions that:

- travel mode for car usage will be approximately 40-45 per cent,
- vehicle occupancy of two people per vehicle for sporting events,
- training and movie nights/ night markets and 1.5 people per vehicle,
- for other events 70 per cent of the classrooms will be used at 70 per cent capacity.

The TPA estimates the parking demand associated with the proposed modification as shown in the table below:

Table 8: Estimate parking demand

Period	Typical capacity	Parking Demand
Weekday afternoon/ evening	695 people	185 – 210 spaces
Movie night/ night markets (likely to occur once a term)	300 people	60 – 70 spaces
Weekend (sporting events)	725 people	190 – 200 spaces

This parking demand estimation is considered too high as the parking demand estimation was based on an indicative out of hours events and that the proposed events are likely to be scattered during afternoon and evening. Ideally, the applicant should provide a more accurate schedule of events (including day of the week and time of the day for each event) which would enable the parking demand estimate to be revised. It is also recommended that an additional condition be imposed in the conditions of consent to restrict the maximum number of attendees at the out of hours events based on the information provided in the revised schedule of events or alternatively to the amounts nominated within Table 8 of the Traffic and Parking Report (TPA).

School's basement carpark (60 parking spaces) be available for public use

The TPA report undertook a parking demand survey of the publicly available on-street parking spaces, within approximately 400 metres of the subject site east of the rail corridor on Tuesday 20 August 2019 from 6:00am to 11:30pm. The results of the parking demand survey show that outside of standard school operational hours, the occupancy is between 50% and 65%. On this basis, the TPA report concludes that there will be adequate capacity on-street, outside of standard school operating hours, to accommodate the parking demand associated with out of hours events. It is noted that most of the adjoining properties opposite the subject site are light industrial developments. As a result, more on-street parking will be available after closing of the businesses, and consequently, it is expected that the parking demand associated with out of hours events can be readily accommodated on street. However, it is expected that some of the parking demand may still spill over to the residential streets. A loss of parking in the residential areas is a major concern for City of Ryde and it will impact on the residents in these areas. To reduce this impact, it is recommended that an additional condition be imposed to make the school's basement carpark (including 60 parking spaces) available for public use at any time during the out of hours events.

Traffic Generation and impact

In terms of traffic generation, the TPA report states that the out of hours events will generate approximately 185 to 210 vehicle trips in the weekday and 190 to 200 at the weekend while the traffic generation estimation of the school would be approximately 430 vehicles trips in the drop-off period and 363 vehicle trips during the pick-up period. The report then, concludes that the out of hours events, particularly the weekday afternoon/ evening activities will generate significantly less vehicle trips than the school drop-off and pick-up periods as the impact will be spread over several hours rather than condensed into a peak period, and consequently, the traffic impact associated with the out of hours events is expected to be acceptable. This traffic impact assessment is considered acceptable for the case.

Conclusion

As a result of the traffic and noise issues, it is recommended that condition E3 be amended to read as follows:

E3. The following restrictions apply to the use of the school facilities by external parties (i.e. for communal use of the school):

(a) ~~community use of school facilities is limited to the communal hall and the gymnasium. No use of outdoor courts/fields for community or competitive sports;~~

*(b) if the operation of the communal hall for community use **school facilities** includes the use of amplified music, singing or powered tools all windows shall be kept closed; and*

*(c) the operation of the communal hall and gymnasium for communal use **school facilities** is restricted to 10pm.*

(d) No external music is to be played in any external areas. When movie nights are proposed, these should be held with patrons wearing headsets.

(e) Use of PA Systems is to be the minimum required for crowd control and safety.

(f) Primary and High School uncovered areas on Level 2 are not to be used by external parties.

(g) The after-hours use plan of management must be provided to contractors and organisers of night events to ensure that noise limits are enforced, and noise minimised.

(h) The total maximum number of attendees at the out of hours events is to be based on the amounts nominated within Table 8 in the document entitled "School at Meadowbank Education and Employment Precinct Out of Hours Event Traffic and Parking Report" dated 8 March 2023.

(i) At all times where the school is used for out of hours events, the car parking within the basement of the school is to be open and available for public use.

No objection is raised to the amended wording of conditions E1 and E2.

End of Submission